



# Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:

Case No.: 01-09-588P

The Honorable Ted Short  
Chairman, Washoe County  
Board of Commissioners  
P.O. Box 11130  
Reno, NV 89520

Community: Washoe County, NV  
Community No.: 320019  
Panels Affected: 32031C3170 E and 3186 E  
Effective Date of **AUG 16 2002**  
This Revision:

102-I-C

Dear Mr. Short:

This responds to a request that the Federal Emergency Management Agency (FEMA) revise the effective Flood Insurance Rate Map (FIRM) for Washoe County, Nevada and Incorporated Areas, in accordance with Part 65 of the National Flood Insurance Program (NFIP) regulations. In a letter dated April 6, 2001, Ms. Margaret F. Bowker, P.E., Principal, Nimbus Engineers, requested that FEMA revise the FIRM to show the effects of a new hydraulic analysis along Whites Creek Branch 2 (as shown on the FIRM); construction of an interceptor channel on the east side of South Virginia Street, five 5-foot by 12-foot reinforced-concrete box culverts at Damonte Parkway, and a berm; and channelization from just upstream of the confluence with Steamboat Creek to approximately 100 feet downstream of South Virginia Street. The Special Flood Hazard Area (SFHA), the area that would be inundated by the flood having 1-percent chance of being equaled or exceeded in any given year (base flood), along this reach is designated Zone A, an SFHA with no Base Flood Elevations determined. This request follows up on a Conditional Letter of Map Revision issued on May 8, 1995.

All data required to complete our review of this request were submitted with letters from Mr. David Westhoff, Senior Hydrologist, also with Nimbus Engineers, and Ms. Bowker.

We have completed our review of the submitted data and the flood data shown on the effective FIRM and in the effective Flood Insurance Study (FIS) report. We have revised the FIRM to modify the floodplain boundary delineations of the base flood along the revised reach of Whites Creek Branch 2 from just upstream of the confluence with Steamboat Creek to just downstream of South Virginia Street. As a result of the modifications, the width of the SFHA increased in some areas and decreased in other areas throughout the revised reach. The modifications are shown on the enclosed annotated copies of FIRM Panels 32031C3170 E and 32031C3186 E. This Letter of Map Revision (LOMR) hereby revises the above-referenced panels of the effective FIRM dated September 30, 1994.

The modifications are effective as of the date shown above. The map panels as listed above and as modified by this letter will be used for all flood insurance policies and renewals issued for your community.

A review of the determination made by this LOMR and any requests to alter this determination should be made within 30 days. Any request to alter the determination must be based on scientific or technical data.

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panels and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This LOMR is based on minimum floodplain management criteria established under the NFIP. Your community is responsible for approving all floodplain development and for ensuring all necessary permits required by Federal or State law have been received. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

The basis of this LOMR is, in whole or in part, a channel-modification/culvert project. NFIP regulations, as cited in Paragraph 60.3(b)(7), require that communities ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management regulations. Consequently, the ultimate responsibility for maintenance of the modified channel and culverts rests with your community.

Because this LOMR will not be printed and distributed to primary users, such as local insurance agents and mortgage lenders, your community will serve as a repository for these new data. We encourage you to disseminate the information reflected by this LOMR throughout the community, so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information. We also encourage you to prepare a related article for publication in your community's local newspaper. This article should describe the changes that have been made and the assistance that officials of your community will give to interested persons by providing these data and interpreting the NFIP maps.

This determination has been made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and is in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed minimum NFIP criteria. These criteria are the minimum and do not supersede any State or local requirements of a more stringent nature. This includes adoption of the effective FIRM to which the regulations apply and the modifications made by this LOMR. Our records show that your community has met this requirement.

A Consultation Coordination Officer (CCO) has been designated to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mr. Jack Eldridge  
Chief, Community Mitigation Programs Branch  
Federal Emergency Management Agency, Region IX  
1111 Broadway Street, Suite 1200  
Oakland, CA 94607-4052  
(510) 627-7184

If you have any questions regarding floodplain management regulations for your community or the NFIP in general, please call the CCO for your community at the telephone number cited above. If you have any questions regarding this LOMR, please call our Map Assistance Center, toll free, at 1-877-FEMA MAP (1-877-336-2627).

Sincerely,



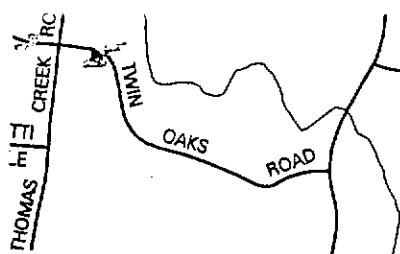
Max H. Yuan, P.E., Project Engineer  
Hazards Study Branch  
Federal Insurance and  
Mitigation Administration

For: Matthew B. Miller, P.E., Chief  
Hazards Study Branch  
Federal Insurance and  
Mitigation Administration

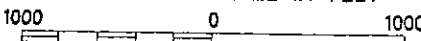
Enclosures

cc: Mr. David T. Price  
County Engineer  
Washoe County

Ms. Margaret F. Bowker, P.E.  
Principal  
Nimbus Engineers



APPROXIMATE SCALE IN FEET



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM  
FLOOD INSURANCE RATE MAP**

WASHOE COUNTY,  
NEVADA AND  
INCORPORATED AREAS

PANEL 3170 OF 3350  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:  
COMMUNITY

NUMBER PANEL SUFFIX

AGENCY CITY OF WASHOE COUNTY, NEVADA

320020 3170 E  
320021 3170 E

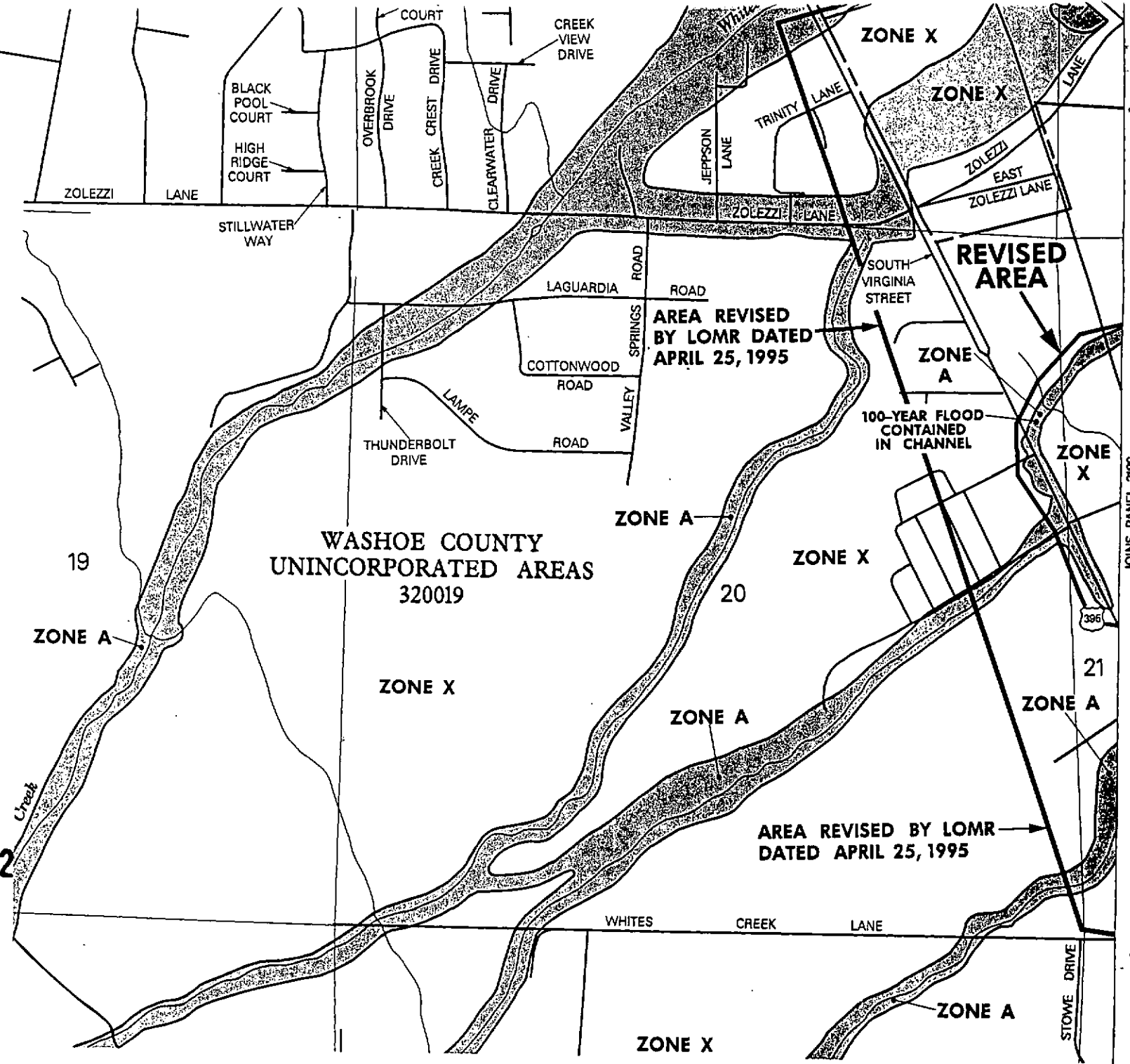
**REVISED TO  
REFLECT LOMR  
DATED AUG 16 2002**

MAP NUMBER  
32031C3170 E

EFFECTIVE DATE:  
SEPTEMBER 30, 1994

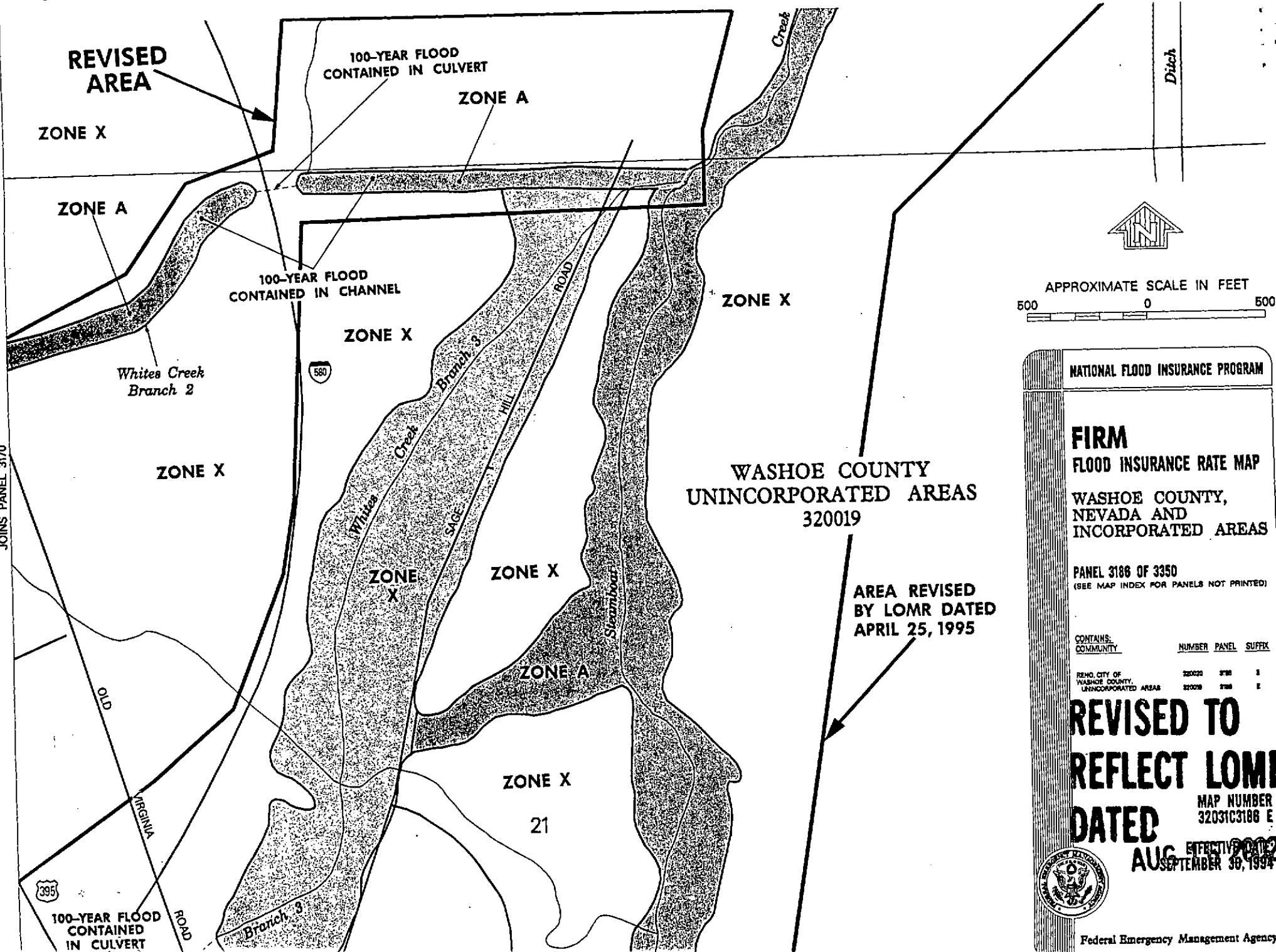


Federal Emergency Management Agency



JOINS PANEL 3168

JOINS PANEL 3170



**NATIONAL FLOOD INSURANCE PROGRAM**

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**WASHOE COUNTY,**  
**NEVADA AND**  
**INCORPORATED AREAS**

**PANEL 3186 OF 3350**  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

**CONTAINS:**  
**COMMUNITY**

| COMMUNITY                          | NUMBER | PANEL | SUFFIX |
|------------------------------------|--------|-------|--------|
| RENO CITY OF                       | 320021 | 3186  | E      |
| WASHOE COUNTY UNINCORPORATED AREAS | 320019 | 3186  | E      |

**REVISED TO**  
**REFLECT LOMR**  
**DATED**  
**AUG 15 1992**  
**EFFECTIVE DATE**  
**SEPTEMBER 30, 1994**



Federal Emergency Management Agency